

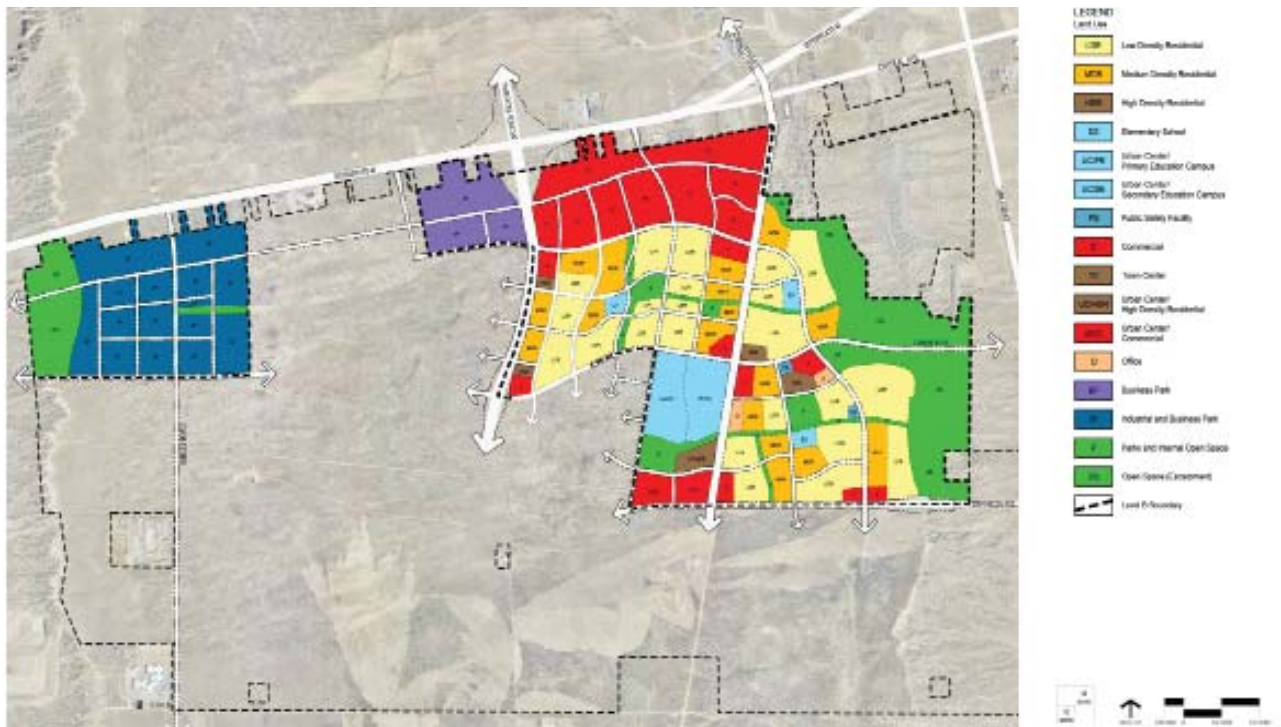
1.5.1 Approach and Implementation

This Level B Plan is comprised of two phases with a development timeframe of 2025 and 2040. Exhibit 2: Land Use Plan outlines the Level B development program. The specific Land Use Districts and the allocation of said districts with the Level B Plan Area are consistent with the Land Use Districts and land allocations established within the Approved Santolina Level A Master Plan.

The Level B Plan Land Use Districts shall be further delineated and refined in Chapter Two of this Level B Plan. The Land Use Districts within this Level B Plan include:

- Residential Villages (including Residential Village Centers)
- Industrial and Business Park
- Major Public Open Space
- Regional Parks
- Open Space
- Urban Centers
- Business Park
- Town Center

Exhibit 2: Land Use Plan



This Santolina Level B Land Use Plan proposes a variety of land uses that are compatible with the regional importance and strategic location on Albuquerque's growing West Side. A variety of housing densities, commercial and employment centers, and innovative open spaces are offered in order to create a cohesive community. In order to further articulate the vision for this Land Use Plan, we have provided Zoning Regulations and Design Standards as part of this Level B Plan. This Plan includes innovative standards on allowed uses, gross densities, lot coverage, floor area ratio, major landscaping features, building massing, flood water management, and provisions for transportation are provided as per Comprehensive Plan goals. This Level B Land Use Plan has been designed to appropriately colocate compatible uses and transition features. For example, parks and internal open space transitions between low and high density residential uses. The proposed roadway network is utilized as a buffer between institutional or commercial uses and residential uses. The proposed Business Park and Industrial Park have been intentionally sited on the west side of Paseo Del Volcan, away from the residential and neighborhood commercial mix of uses.

The Level B Land Use Plan provides for a mix of uses that will allow future residents of Santolina to live, work, play, and shop all in one area. Specifically, the Land Use Plan calls for horizontal mixed-use blocks

that can combine single-use buildings on distinct parcels in a range of land uses within on block. This will offer the advantage of shared utilities and amenities while providing an easier to build and entitle mix of uses within a walkable block circumscribed by thoroughfares. Vertical mixed-use buildings are permissive in the Town Center and Urban Center zones. This mixed-use option allows for lower floors of buildings to have more public uses with more private uses on the upper floors. For example, ground floors could have retail, second floor and up having professional offices, and uppermost floors being some form of residential such as a condo or hotel. This mixing of uses is a catalyst to building complete, compact, complex, and lively neighborhoods, Town Centers, and Urban Centers. The Land Use Plan and Zoning Code proposed by this Level B Plan allows for mixed-use Town Centers, neighborhood centers, and everyday neighborhoods, all by right.

This Level B Plan encompasses 4,243 acres, approximate 31% of the Santolina Level A Master Plan Area. As noted earlier, the PCC provides a built-in framework for phasing a community. The Planned Communities (PC) Zone Regulations for a Master Plan Area include a Santolina Level A Plan, Level B Plans and Level C Plans. The PC zoning established within the Santolina Level A Master Plan is further refined and design guidelines are established within this Level B Plan. In addition to the permissive uses, this Level B Plan provides detailed regulations related to parking, setbacks and landscape. The site characteristics and design standards established in this Level B Plan create a more refined level of development tailored to each development district within the Plan Area. This process creates the opportunity to create distinct places with unique character to appeal to multiple market segments and populations.

The requirements for Santolina Level A, B and C Plans are based on phased framework for Santolina. This Level B Plan and subsequent Level C Plans shall outline development standards for a phase of Santolina consistent with the overall community vision as presented in the Approved Santolina Level A Master Plan. Development within the Level B Plan Area will develop in such order and at such rate and time as the market dictates.

2.1 OVERVIEW

Significant growth is anticipated within the West Side and greater region over the next twenty years. At the same time, the region has the goal to increase the jobs/housing ratio on the West Side to reduce traffic congestion and provide employment opportunities closer to where residents reside. This Santolina Level B Plan has been designed to meet the growth demand and jobs to housing objective. As the future home of approximately 23,178 residents and an estimated 31,457 jobs, this Level B Plan is designed to function as a self-sufficient community unto itself.

The Approved Level A Master Plan identifies eight Land Use Districts within the Level A Plan Area. This Level B Plan has been configured to provide an offering from all eight Land Use Districts within Santolina. Consistent with the Santolina Community Vision, this Level B Plan will assure:

- Numerous jobs and educational opportunities are locally accessible
- Desirable housing responds to current demographic and market preferences
- Open space and quality of life is preserved and enhanced
- A true “live, work, learn and play” community is created for residents.

2.2 PROPOSED LAND USE DISTRICTS

TABLE 3: Level B Land Use Summary provides a breakdown of the land uses within this Level B Plan along with anticipated dwelling units, population and jobs. The average residential density is a result of offering a variety of housing options within this Level B Plan to meet anticipated market demand. Residential, commercial and civic centers will serve residents of Santolina and the greater West Side. Large quantities of employment land use opportunities have been included within this Level B Plan to serve this Level B Plan as well as future Level B Plans.

2.2.1 Residential Village

As identified in the Santolina Level A Master Plan, the community shall have five Residential Villages upon completion. Each Residential Village shall provide a wide range of residential housing opportunities to serve the region’s needs for decades to come. Each Residential Village may be designed and developed as a single, cohesive village or separated into a series of neighborhoods offering a range of distinct housing types and characteristics. Consistent with residential phasing within the Approved Level A Master Plan, this Level B Plan includes a portion of three Residential Villages: 1) Village Amarillo, 2) Village Oro and 3) Village Verde.

TABLE 2: Santolina Level B Land Use Plan

Land Use Type		Total Area	Percent of Level B Area
LDR	Low Density Residential	914.0 acres	21.5%
MDR	Medium Density Residential	422.4 acres	10.0%
HDR	High Density Residential	48.4 acres	1.1%
ES	Elementary School	43.3 acres	1.0%
UC/PE	Urban Center/Primary Education Campus	91.3 acres	2.2%
UC/SE	Urban Center/Secondary Education Campus	86.6 acres	2.0%
PS	Public Safety Facility	10.8 acres	0.3%
C	Commercial	131.6 acres	3.1%
TC	Town Center	570.4 acres	13.4%
UC/HDR	Urban Center/High Density Residential	26.3 acres	0.6%
UC/C	Urban Center/Commercial	66.7 acres	1.6%
O	Office	20.6 acres	0.5%
BP	Business Park	194.8 acres	4.6%
IP	Industrial and Business Park	670.9 acres	15.8%
P/OS	Parks and Internal Open Space	183.6 acres	4.3%
OS	Open Space (Escarpment)	761.4 acres	17.9%
Level B Total Area		4,243.1 acres	

TABLE 3: Level B Land Use Summary

Land Use	Total Areas	Population (Residents)
Village	1,572.5 acres	21,054 residents
Open Space	183.6 acres	N/A
Major Public Open Space	759.4 acres	N/A
Industrial & Energy Park	670.9 acres	N/A
Town Center	570.4 acres	N/A
Business Park	194.8 acres	N/A
Urban Center	237.8 acres	1,294 residents
Village Center	53.7 acres	830 residents
Level B Area Total	4,243.1 acres	23,178 residents

The residential housing offering within these three Residential Villages will include a mix of low, medium and high density residential. Low density residential includes a variety of single family detached lot sizes. Medium density residential includes a mix of detached/attached residential products including cluster, zero lot line, townhome and duplex. High density residential includes multi-family apartment style housing. The medium and high density residential have been located along major arterials adjacent to non-residential uses such as neighborhood commercial, civic and parks to create walkable, active destinations.

There are maximum densities provided within the Zoning Chapter of this Level B Plan that govern low, medium, and high density residential uses. Future residential projects (Level C) will comply with these development standards. While maximum densities are provided as part of the Level B Zoning framework, it is unlikely that all future development will be built out at the maximum allowable density. Additionally, the Zoning Chapter provides a relationship between roadway types and density and intensity. For example, the zoning clearly states that the typical maximum for a High Density Residential Zone is 30 du/acre unless the property is located on a collector or arterial. Only a portion of the high density development is located on a collector or arterial, as such only a portion of the high density development can be built at the maximum allowable density. Future development of the Santolina Level B Plan area

will not be developed at the maximum allowable densities for the 1,411 acres of residential land as regulated by future Level C plans. This Level B Plan provides benchmarks for future Level C Plans to ensure that the allowable gross density will not be exceeded. County Planning Staff shall utilize these benchmarks to ensure that future approvals of Level C Plans do not exceed the benchmarks provided for future residential development.

This Level B Plan area encompasses 4,243 acres, approximately 1,000 of which is in the rural area. Based on these numbers, the allowable maximum density for this Plan area is 10,693 du/acre ($3,231 \times 3 = 9,693 + 1,000 = 10,693$).

Please refer to the table below that will guide and ensure future residential development stays within the allowable 10,693 du/acre for this Level B Plan Area.

Zone	Acres	Unit Cap based on Average Density regulations
Low Density	914	4,570 du/acre
Medium Density	422.5	3,802.5 du/acre
High Density	74.7	2,247 du/acre
Total 10,620 du/acre		

Parks and open space are instrumental to the Santolina community vision. Approximately 139 acres of neighborhood parks, open space and trails have been incorporated into the Residential Villages. The open space system will provide pedestrian and bicycle connectivity while also providing definition for and buffer between neighborhoods.

Civic service facilities are an important element within a community. They create a sense of place and offer safety and services to the community. The following civic facilities will be accommodated within the Residential Villages:

- One Fire Station within Village Verde
- One Sheriff Station within Village Verde
- Three Elementary Schools (one within each Residential Village)

At this time the fire station is located within the Village Center while the sheriff station is located south of the Village Center. Each elementary school is located to provide adequate coverage for the residents within each Residential Village. The

8.1 OVERVIEW

This Level B Plan is the first Level B Plan to follow approval of the Santolina Level A Master Plan. This Level B Plan regulates development within the defined boundaries of this Level B Plan Area that encompasses approximately 4,243 acres. This Plan is consistent with and supportive of the goals and policies of the Santolina Level A Master Plan, the PCC, the Albuquerque/Bernalillo County Comprehensive Plan, the Santolina PC Zoning, Land Use Plan and Development Agreement.

In the Level B Plan, as required by the PCC, land use districts of the Level A Master Plan have been further defined and design standards are codified for all development within those districts. More general development characteristics are also defined and describe provisions for transportation, drainage, open space, parks, trails and public facilities.

8.1.1 Application of Development Standards

The use, building, and lot standards provide general guidance to assist Applicants, neighborhoods, and County development reviewers. However, it is not the intent of these regulations to limit design creativity or ignore unusual site conditions. As such, the following two levels of modifications to the Level B Plan are allowed:

1. Minor: The Planning Director or his/her designee may approve deviations from non-dimensional standards, or 25% or less from any dimensional standard.
2. Major: Any deviation over 25% from any dimensional standard and deviations to non-dimensional standards deemed to require review shall be reviewed by the County Planning Commission (CPC) via the Level C (subdivision or site development plan) approval process.

Criteria/Process: In order for the Planning Director or the CPC to grant a Deviation, the Applicant must demonstrate that the applicable intent, goals and policies of the Santolina Level B Plan are still met and that the project is of a comparable quality and design, as otherwise required by the Level B

Plan, and will enhance the area. In addition, the Applicant must also demonstrate at least one of the following:

The site is unique in terms of physical characteristics and requires the deviation in order to be developed. This may include, but is not limited to slope, drainage, safety issues or site constraints.

The site/project will provide for a compatible use that was not anticipated in the plan and provides a needed service or use for the community.

The design of the site/project respects the intent of the plan and implements the plan in a manner that was not anticipated.

Applicants must provide written statement detailing how the deviations meet the intent of the plan.

All Applicants seeking deviations shall attend a Pre-Application Meeting with County staff before submitting the request for deviation.

8.1.2 Approval of the Level B Plan

The authority to approve this Level B Plan is reserved to Bernalillo County Commission.

8.2 DEVELOPMENT PHASING

Based on the approved Level A Development Agreement, the overall Santolina project shall be developed in multiple phases. Timing, location and size will be determined by market demand or the landowner. Accordingly, Santolina's infrastructure improvements shall be installed in phases on an as needed basis and sized to serve the proposed phase of the development.

The Santolina Master Plan and this Level B Plan have been planned to create a livable, complete community through an integrated implementation of transportation facilities, land use areas, and design standards. Infrastructure will phased to avoid fragmented, leapfrog development by the up front consideration of transportation options and connectivity, mixed and efficient uses of land, healthy environments, as well as job growth and business diversity.

Future growth within this Level B Plan area will be managed with the following objectives:

- Investing in infrastructure and services in a manner that promotes quality, efficiency, and compact growth.
- Ordered phasing of development through the provision of services to foster mixed-use and compact development patterns.
- Implementation of complete streets for multimodal transportation options. As part of this Level B Plan, street sections promote safe access for all users including pedestrians, bicyclists, motorists, and transit riders.
- Conservation and protection of natural resources. The Level B Land Use Map identifies the preservation of approximately 1,000 acres of public open space.

Development phasing within this Level B Plan area will be sequenced based on the 2025 and 2040 projections for build-out. Development phasing of this Level B Plan area will achieve the following:

- Orderly development that allows urban growth to first be located in areas with existing urban development and existing service capacity; second in existing urban development areas where new service can be provided in conjunction with existing services; and third in the remainder of the Level B Plan area boundaries;
- Preventing the commitment of land to urban growth before the provision of adequate public facilities. Capital facilities, transportation, parks, and open space can be programmed based on an orderly phasing of development; and
- Preventing low density and sprawling development from occurring prior to the ability to support urban densities.

Ensuring the financial tools are available will allow the developer to provide adequate public facility infrastructure so that it is in place prior to new development. Effective growth management has as much to do with timing of development as the planned location of uses. This Level B Plan provides a Land Use Map that identifies target areas for development. Phasing of infrastructure and,

subsequently, development is based on the 2025 and 2040 roadway network. Furthermore, phasing for this Level B Plan area depends on serviceability agreements reached with the ABCWUA, as further delineated in section 8.2.9.

8.2.1 No Net Expense

The Comprehensive Plan provides that planned communities shall not be a net expense to the County. As defined in the Level A Development Agreement, “no net expense” is defined as a mutual commitment to achieve the goal of a responsible balance of infrastructure costs, including construction, operation and maintenance, shared between the public and private sectors. The “no net expense” test is satisfied if the County’s on-site public expenditures and off-site public expenditures reasonably allocated to the project have been, or will be, offset by revenues and/or economic and fiscal benefits (direct, indirect and induced) from the project.

The Level B Plan analysis for the project must also satisfy the “no net expense” policy. If the development of a phase results in a revenue shortfall, then such shortfall will be mitigated. If the development of a phase results in excess revenue, then such excess revenue will be carried forward and used when applying the no net expense test to future phases.

8.2.2 Timing of Development

Recognition of the size of the project, the time required to complete development, the need for development to proceed in phases and the possible impact of the economic conditions, cycles, varying market condition and financing availability during the course of development, owner(s) and developer(s) shall have the right to develop the property in such order and at such rate and time as the market dictates. This flexibility is subject to the conditions of the Level A Plan approvals, this and future approved Level B Plans and Level C Plans.

8.2.3 Infrastructure Improvements

The Level C Development Agreements will categorize

and trails, or any other County infrastructure improvement, wherever located, constructed for the benefit of the general public, which also benefits the project, the County will accept the conveyance of any such improvements and shall thereafter own, operate and maintain such improvements at its sole cost and expense. The County reserves the right to not accept infrastructure that is not designed and built to the County's standards. The County may incorporate into its Improvement Plan System Infrastructure identified in future Level A Plans, Level B Plans and Level C Plans.

8.2.15 Plans Approved by the County

The County will cooperate with owner(s) and developer(s) in connection with the funding, design and construction of all infrastructure improvements.

8.3 LEVEL B DEVELOPMENT AGREEMENT

A Level B Development Agreement will be submitted to the County for this Level B Plan. Based on the Planned Communities Criteria for Level B Plans, the intent of the Level B Development Agreement is to provide:

- Detailed infrastructure/service agreements covering phasing of the Master Plan and its public services/facilities and designate financial, operational and management responsibility over time
- Measures to mitigate negative consequences of the development
- Augment the Level A Development Agreement by noting items mutually agreed to by the County and owner(s) and developer(s) and committing to their permanency, unless re-negotiated
- Provide a legal recording instrument
- Identify any public/private partnerships, public incentives and include provisions for affordable housing
- Identify public/private agreements for the protection and maintenance of the open space system.

Any limitations on development established within the Level A Master Plan Approvals cannot be increased within the Level B Plan Approvals.

8.4 LEVEL C APPROVAL PROCESS

Once the Level B Plan is approved, all subsequent development must comply with its standards and guidelines. The PCC imply that a plan submitted pursuant to the Level B Plan is to be either a Subdivision Plat or a Site Development Plan. According to the PCC, Level C approvals are by "Staff, with pre-application conference." For the purposes of this Plan, this is construed to mean Bernalillo County Planning Department Staff.

Any limitations on development established within the Level B Plan approvals cannot be increased within the Level C approvals.

This Level B Master Plan encompasses 4,243 acres of a 13,851 acre master planned community. Subsequent Level B Plans will be submitted for the remaining 9,608 acres of remaining land. Future Level B Plans will follow the same process as this Level B Plan and will encompass the appropriate land area and requirements based on the provisions of the PCC.